



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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**PLANNING, ZONING, & BUILDING DEPARTMENT**  
**PZ&B Staff Memorandum: Architectural Commission (ARCOM)**

**TO:** ARCOM Chairperson and Members

**FROM:** Wayne Bergman, MCP, LEED-AP   
Director PZ&B

**SUBJECT:** ARC-23-086 1230 S OCEAN BLVD

**MEETING:** JUNE 28, 2023

**ARC-23-086 1230 S OCEAN BLVD.** The applicant, 1230 LLC, has filed an application requesting Architectural Commission review and approval for incorporation of driveway and pedestrian gates to a previously approved landscape plan.

**Applicant:** 1230 LLC  
**Professional:** Fernando Wong

**HISTORY:**

At the December 27, 2020 ARCOM meeting, an application was reviewed and approved for renovations to the existing one- and two-story residence and sitewide improvements including a new loggia, elevation changes, hardscape, landscape, pool, pursuant to B-080-2020.

**THE PROJECT:**

The applicant has submitted plans, entitled "Gate Application 1230 S Ocean Blvd", as prepared by **FERNANDO WONG**, dated May 16, 2023.

The following is the scope of work:

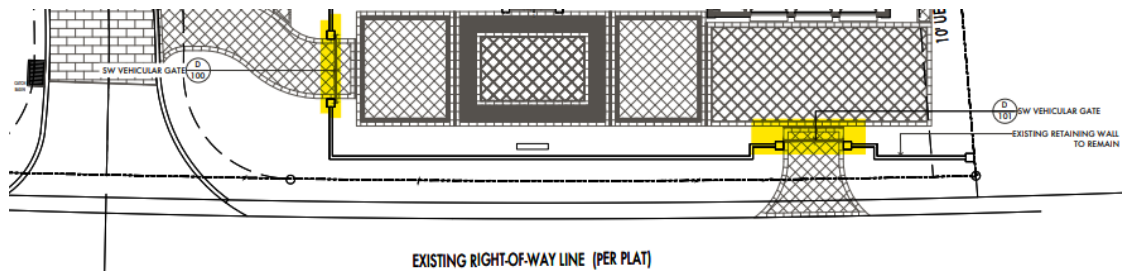
- Modifications to include two new entrance gates and the installation of pedestrian gates.

Site Data			
<b>Zoning District</b>	R-AA	<b>Future Land Use:</b>	SINGLE FAMILY
<b>Lot Size</b>	40,529 SF	<b>Landscape Open Space</b>	Existing 23,491 SF (55.2%)
Surrounding Properties / Zoning			
<b>North</b>	1924 Three-story residence / R-AA		
<b>South</b>	1988 Two-story residence / R-AA		
<b>East</b>	1988 Two-story residence / R-AA		
<b>West</b>	2011 Two-story residence / R-AA		

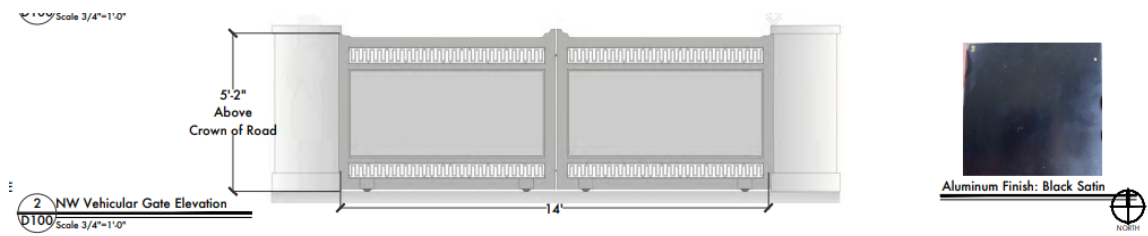
## **STAFF ANALYSIS**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. The scope of work exceeds what may be reviewed and approved at the administrative level according to the ARCOM Designation Manual. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

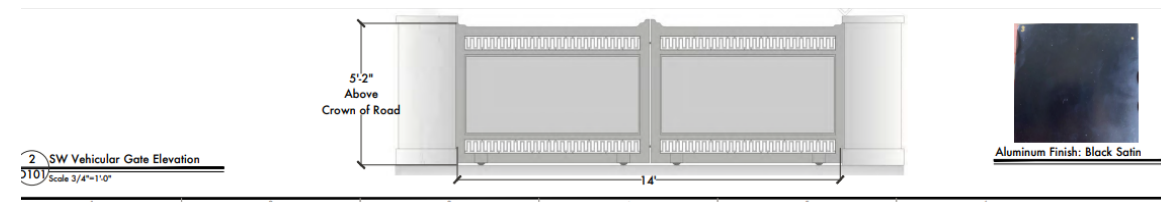
This application is an addition to previously approved ARCOM application B-080-2020 to incorporate the addition of two vehicular gates along with three pedestrian gates and a generator gate. The proposal is for minor improvements to the site plan to accommodate the installation of two vehicular gates, one along Emerald Way and fronting S Ocean Boulevard—both gates are zoning code compliant.



The proposed vehicular gates measures 5'-2" in height from grade and extend 14'-0" in width. The design of the gates are swing style has been detailed with black satin aluminum finish.



GATE ALONG EMERALD WAY



GATE ALONG S OCEAN BOULEVARD

Additionally the application includes three new pedestrian gates and a generator gate in a similar style and material.

## **Conclusion**

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB:JGM